

IN RE: PETITION FOR ZONING VARIANCE
N/S Galena Road, 75' E of
Waterford Road
(1503 Galena Road)
15th Election District
5th Councilmanic District
Kenneth R. Titus, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-230-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 feet in lieu of the minimum required 10 feet for a proposed new dwelling in accordance with Petitioner's Exhibit 1.

The Petitioners, Kenneth and Legore Titus, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 1503 Galena Road, consists of 8,000 sq.ft. more or less zoned D.R. 5.5 and is improved with a single family dwelling. Said property is located within the Chesapeake Bay Critical Areas near Back River. Petitioners are desirous of razing the existing dwelling, which is old and inadequate, and constructing a new dwelling in accordance with Petitioner's Exhibit 1. Testimony indicated that due to the narrow width of the lot and the fact that the adjoining properties are developed, the requested variance is needed in order to make the proposed improvements. Petitioners testified the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community and that the relief requested meets the spirit and intent of the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

This property is located within the Chesapeake Bay Critical Areas near Back River and as such, is subject to compliance with critical areas recommendations made by the Department of Environmental Protection and Resource Management upon completion of their findings. The granting of the relief requested is contingent upon Petitioners' compliance with any recommendations made by DEPRM.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of January, 1992 that the Petition for Zoning Variance from Section 1802.3C.1 of the Baltimore County Zoning

Regulations (B.C.Z.R.) to permit a side yard setback of 7 feet in lieu of the minimum required 10 feet for a proposed new dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Compliance with any recommendations made by the Department of Environmental Protection and Resource Management in accordance with Chesapeake Bay Critical Areas legislation.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED
Date 1/13/92
By [Signature]

- 3 -

Baltimore County Government
Zoning Commission
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 13, 1992

Mr. & Mrs. Kenneth R. Titus
1505 Galena Road
Baltimore, Maryland 21221

RE: PETITION FOR ZONING VARIANCE
N/S Galena Road, 75' E of Waterford Road
(1503 Galena Road)
15th Election District - 5th Councilmanic District
Kenneth R. Titus, et ux - Petitioners
Case No. 92-230-A

Dear Mr. & Mrs. Titus:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission
Tawes State Office Building, D-4, Annapolis, Md. 21404

DEPRM

People's Counsel

File



Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3C.1 - to permit a side yard setback of 7' in lieu of the required 10'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
The existing 20' house is not large enough to comfortably support my family of four.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Kenneth R. Titus

(Type or Print Name)

Kenneth R. Titus

Signature

Legore D. Titus

(Type or Print Name)

Legore D. Titus

Signature

Attorney for Petitioner:

(Type or Print Name)

1505 Galena Road 686-5504

Baltimore, Maryland 21221

City and State

Signature

Address

City and State

Attorney's Telephone No.:

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING - 1/2HR. +1HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: DATE

DATE

CRITICAL AREA

ZONING DESCRIPTION

92-230-A

CRITICAL AREA

Beginning at a point on the North side of Galena Road which is 50 feet wide at the distance of 75 feet East of the centerline of the nearest improved intersecting street Waterford Road which is 50 feet wide. Being Lot # 54, Block, Section # in the subdivision of Hyde Park as recorded in Baltimore County Plat Book # W. H. M. #9, Folio #59 containing 8000+square feet or .10+ acres. Also known as 1503 Galena Road and located in the #15 Election District.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 24 Date of Posting 12/12/91
Posted for: 6400000
Petitioner: Legore D. Titus
Location of property: N/S Galena Road, 75' E of Waterford Road, 1503 Galena Road, 15th Election District, 5th Councilmanic District, Baltimore County, Maryland 21204 as shown.
Location of Signs: on property at Baltimore
Remarks: None
Posted by: [Signature] Date of return: 12/12/91
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 12/12/91

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/12/91.

THE JEFFERSONIAN,

S. Zeke
Publisher

\$ 46.34

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 113, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case Number: 92-230-A
N/S Galena Road, 75' E of Waterford Road, 1503 Galena Road, 15th Election District, 5th Councilmanic District, Baltimore County, Maryland 21204 as shown.
Petitioner(s): Kenneth Titus and Legore Titus
Hearing Date: Monday, January 6, 1992 at 2:00 p.m.
Variance: to permit a side yard setback of 7 feet in lieu of the required 10 feet.
LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County
4/12/100 December 12

CERTIFICATE OF PUBLICATION

12/12/91

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/12/91.

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

S. Zeke
Publisher

Publisher

\$ 46.34



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date

Account: R 001:6150
Number

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

1-3-92

Kenneth and Legore Titus
1505 Galena Road
Baltimore, Maryland 21221

RE:
CASE NUMBER: 92-230-A
N/S Galena Road, 75' E of Waterford Road
1503 Galena Road
15th Election District - 5th Councilmanic
Petitioner(s): Kenneth Titus and Legore Titus

Dear Petitioner(s):

Please be advised that \$ 91.34 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon

ARNOLD JABLON
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DECEMBER 5, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-230-A
N/S Galena Road, 75' E of Waterford Road
1503 Galena Road
15th Election District - 5th Councilmanic
Petitioner(s): Kenneth Titus and Legore Titus
HEARING: MONDAY, JANUARY 6, 1992 at 2:00 p.m.

Variance to permit a side yard setback of 7 feet in lieu of the required 10 feet.

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Kenneth and Legore Titus

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 26, 1991

Mr. & Mrs. Kenneth R. Titus
1505 Galena Road
Baltimore, MD 21221

RE: Item No. 243, Case No. 92-230-A
Petitioner: Kenneth R. Titus, et ux
Petition for Variance

Dear Mr. Titus

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: December 26, 1991
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All Petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

James E. Dyer
James E. Dyer

Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 25th day of November, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

James E. Dyer
JAMES E. DYER
CHAIRMAN,
ZONING PLANS ADVISORY COMMITTEE

Petitioner: Kenneth R. Titus, et ux
Petitioner's Attorney:

92-230-A 1-6

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: December 17, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: December 10, 1991

This office has no comments for item numbers 242, 243 and 244.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

KJF/lvd

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: December 6, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Hyman Property, Item No. 235
Titus Property, Item No. 243
Rurka Property, Item No. 244

In reference to the Petitioners' request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn
ITEM235/TXTROZ

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

DECEMBER 6, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: KENNETH R. TITUS AND LEGORE D. TITUS
Location: #1503 GALENA ROAD
Item No.: 243 Zoning Agenda: DECEMBER 10, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Pat Keller* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
DATE: January 16, 1992

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 243
Titus Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 1505 Galena Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. and Mrs. Kenneth Titus

APPLICANT PROPOSAL

The applicant has requested a variance from section 1802.3C1 of the Baltimore County Zoning Regulations to permit "a side yard setback of seven feet in lieu of the required ten feet."

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

- "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- Conserve fish, wildlife and plant habitat; and
- Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" <COMAR 14.15.10.01.0>.

Mr. Arnold Jablon
January 16, 1992
Page 2

REGULATIONS AND FINDINGS

- Regulation:** "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-213(a)>.
Finding: This property is located approximately 300 feet from the tidal waters of Back River. No disturbance of the shoreline buffer shall occur.
- Regulation:** "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination" <Baltimore County Code Sec. 22-98>.
Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.
- Regulation:** "If a parcel or lot one-half acre or less in size was in residential use or zoned for residential purposes on or before December 1, 1985, then man-made impervious surfaces associated with that use are limited to 25% of the parcel or lot" <Section 22-217(e)>.
Finding: This project proposes to raze an existing dwelling and build a larger new house. The proposed house summed with the existing parking pad creates impervious surfaces which total 22% of the lot. Impervious surfaces shall not be permitted which exceed 25% of the lot.
Shrub and small tree list: 4 items - ball and burlap or 2 gallon container size
Tree list: 1 item - minimum 4 foot size
Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of
- Regulation:** "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland of at least 15%" <COMAR 14.15.02.04 C.(5)>.
Finding: The following plant material shall be selected from the enclosed list and planted in addition to existing vegetation to provide a 15% forested cover.
Shrub and small tree list: 4 items - ball and burlap or 2 gallon container size
Tree list: 1 item - minimum 4 foot size
Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of

Mr. Arnold Jablon
January 16, 1992
Page 3

- ground water. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them.
- Regulation:** "The stormwater management system shall be designed so that:
(1) Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its pre-development state;
(2) Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points; and
(3) Storm drain discharge points are decentralized to simulate the pre-development hydrologic regime.
(4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its pre-development state" <Baltimore County Code, Section 22-217(h)>.
Finding: The applicant agrees to install infiltration devices on all downspouts. This will decentralize the runoff coming from the new house and help maximize the infiltration of storm water and brings this property into compliance with the above regulation.
 - Regulation:** "Before the issuance of any Use and Occupancy permit within the Critical Area by the Department of Permits and Licenses, the Director of the Department of Environmental Protection and Resource Management, or his designee, shall determine that the development is in compliance with the Findings and Findings Plan as determined by the approving authority. The Use and Occupancy permit shall not be issued unless and until the Director of Environmental Protection and Resource Management, or his designee, certifies to the Director of Permits and Licenses that such development is in compliance with said Findings and Findings Plan" <Baltimore County Code, Section 22-219>.
Finding: Please contact the Chesapeake Bay Critical Area Program at 887-2904 two weeks prior to your request for the Use and Occupancy permit. The Use and Occupancy will not be issued until your property is in compliance with the Chesapeake Bay Critical Area Regulations.

Mr. Arnold Jablon
January 16, 1992
Page 4

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations, and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-2904.

J. James Dieter, Director
Department of Environmental Protection
and Resource Management

JJD:NSS:ju
Attachment
TITUS/TXTNSS

RECEIVED
JAN 21 1992
ZONING OFFICE

Table 2.

PLANT ASSOCIATION: UPLAND MOIST

NAME	RELATIVE ABUNDANCE
VEGETATIVE STRATA - SHRUBS AND SMALL TREES	
<u>Asimina triloba</u>	(Paw Paw) Abundant
<u>Amelanchier canadensis</u>	(Canadian Serviceberry) Abundant
<u>Amelanchier laevis</u>	(Serviceberry) Abundant
<u>Amelanchier obovatis</u>	(Obovate Serviceberry) Abundant
<u>Clethra alnifolia</u>	(Sweet Pepperbush) Abundant
<u>Cornus amomum</u>	(Silky Dogwood) Local
<u>Cornus florida</u>	(Flowering Dogwood) Freq. Abund.
<u>Gaylussacia frondosa</u>	(Huckleberry) Abundant
<u>Ilex opaca</u>	(American Holly) Abund.-Freq.
<u>Itea virginica</u>	(Tassel-White) Infrequent
<u>Kalmia angustifolia</u>	(Lamb-Kill) Abundant
<u>Kalmia latifolia</u>	(Mountain Laurel) Abundant
<u>Leucothoe racemosa</u>	(Fetter-Bush) Abundant
<u>Lindera benzoin</u>	(Common Spicebush) Frequent
<u>Lyonia ligustrina</u>	(Male-Berry) Frequent
<u>Myrica pensylvanica</u>	(Bayberry) Frequent
<u>Prunus serotina</u>	(Black Cherry) Abundant
<u>Prunus virginiana</u>	(Choke Cherry) Local
<u>Rhododendron nudiflorum</u>	(Pinxter Flower) Infrequent

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1503 Galena Rd 21221 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Hyde Park
plat book: 4, folio 59, lot 54, section 4

OWNER: K.R. Titus & Legore D. Titus

Lot # 54
1404 SFT
Living Area

Lot # 55
1324 SFT
Living Area

Lot # 56
1505 SFT
Living Area

Lot # 57
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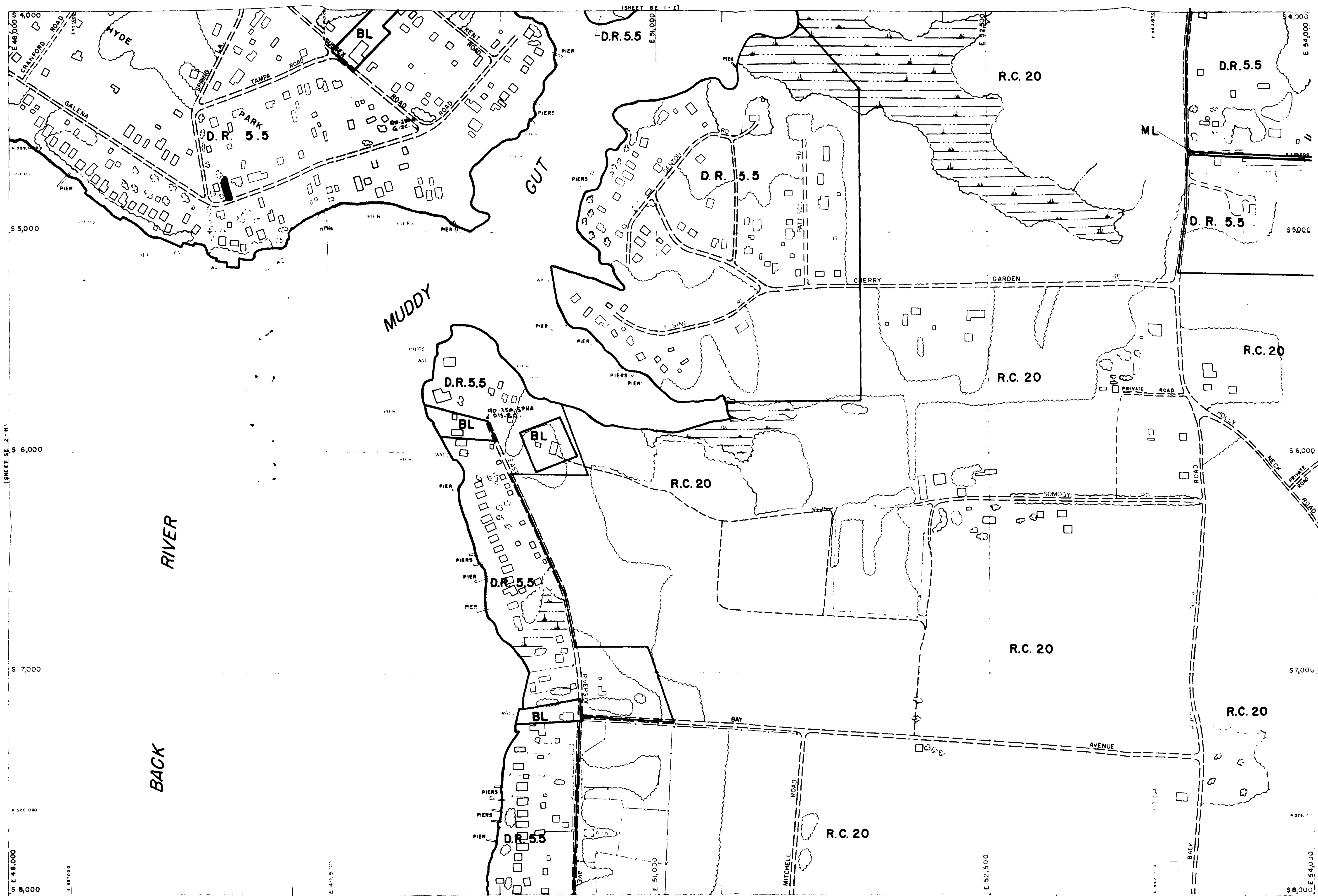
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THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
OCT. 15, 1988
EIN Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
John A. [Signature]
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
BACK RIVER NECK

SHEET
S.E.
2-1

ITEM 243